



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
175 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 213-054 / 13335-00000-00795
Date Received: 10/20/13
Application Accepted By: S.P. Fee: \$2035
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1085 Georgesville RD Zip 43228
Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-207688-00
☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) RURAL Requested Zoning District(s) EC4

Area Commission Area Commission or Civic Association: Greater Hill Top AREA

Proposed Use or reason for rezoning request: ~~Commercial~~ Commercial development
(continue on separate page if necessary)

Proposed Height District: 3.5 Acreage 1.38
(Columbus City Code Section 3309.14)

APPLICANT:

Name Mohd Y Salem
Address 1085 Georgesville RD City/State Columbus Zip 43228-3303
Phone # 614 (787) 6564 Fax # _____ Email MarkSalem67@gmail.com

PROPERTY OWNER(S):

Name Mohd Y Salem
Address 1085 Georgesville RD City/State Columbus Zip 43228-3303
Phone # 614 787 6564 Fax # _____ Email MarkSalem67@gmail.com
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



REZONING APPLICATION

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AFFIDAVIT

(See instruction sheet)

APPLICATION # 213-054

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Mohd Y Salem
of (1) MAILING ADDRESS 1085 Georgesville Rd, Col, OH 43228-3303
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a
list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 1085 Georgesville Rd 43228-3303
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) 10/20/13

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

☐ Check here if listing additional property owners
on a separate page.

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(4) MOHD Y Salem
1085 Georgesville Rd
Columbus, Ohio 43228
Mohd Y Salem
614 787-6564
(5) Greater Hill Top Area
David Horn, Greg Large
P.O. Box 28052, Col, OH 43228

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 9 day of October, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) [Signature]
09/06/2016

This Affidavit expires six months after date of notarization.

Notary Seal Here



TIMALFORD
Notary Public, State of Ohio
My Comm. Expires 09-06-2016

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213-054

Howard and Muriel Hedrick
1065 Georgesville Rd.
Columbus, Oh 43228

Westport Homes of Ohio Inc.
507 Executive Campus Dr.
Westerville, Ohio 43082

Michael Carney
1090 Georgesville Rd.
Columbus, Oh 43228

Gary Johnson
1086 Georgesville Rd.
Columbus, Oh 43228

Custom Built Homes Inc.
1151 Georgesville Rd.
Columbus, Oh 43228

William and Carolyn Wood
1000 Georgesville Rd.
Columbus, Oh 43228

Trembly Family
4518 Hall Rd
Columbus, Oh 43228

Aballah Wardaa and Badawy Khadija
937 Hidden Cove Wy.
Columbus, Oh 43228

Brickstone commons
4242 Tuller Rd Suite A
Dublin, Oh 43017

Erin Bagley
944 Hidden Cove Wy.
Columbus, Oh 43228

Kevin and Theresa Duckson
4481 Glenwood Spring Ct
Columbus, Oh 43228

Asmah Mossadak
4484 Glenwood Spring Ct
Columbus, Oh 43328

Devon and Rostine Hooper
4485 Glenwood Spring Ct.
Columbus, Oh 43228

Matthew Mutiso
4489 Glenwood Spring Ct.
Columbus, Oh 43228

Annette Trembly
1315 Fountaine Dr.
Columbus, Oh 43228

Greater Hilltop Area
c/o Greg Large
PO Box 28052
Columbus, Oh 43228

213-054

Willamette River
1060 Georgesville Rd
Columbus, Oh 43228

Earl Kittle
1104 Georgesville Rd.
Columbus, Oh 43228

Cathy Gin Kurgis
1040 Georgesville Rd.
Columbus, Oh 43228

George Pham
1024 Hidden Cove
Columbus, Oh 43228

Andrew Jennings
1032 Hidden Cove
Columbus, Oh 43228

Jennifer Wilson
1040 Hidden Cove
Columbus, Oh 43228

Saria Yusuf
1048 Hidden Cove
Columbus, Oh 43228

Amber Dunlap
4501 Switchback Trail
Columbus, Oh 43228



REZONING APPLICATION

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 213-054

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) Mohd y Salem
1085 Georgesville Rd, Cal Ohio 43228-3303
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. <u>Mohd y Salem</u> <u>1085 Georgesville Rd</u> <u>Columbus, Ohio 43228-3303</u> <u># 614 787 6564</u>	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 9 day of October, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

09/06/2016

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



TIM ALFORD
Notary Public, State of Ohio
My Comm. Expires 09-06-2016

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City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010207688

Zoning Number: 1085

Street Name: GEORGESVILLE RD

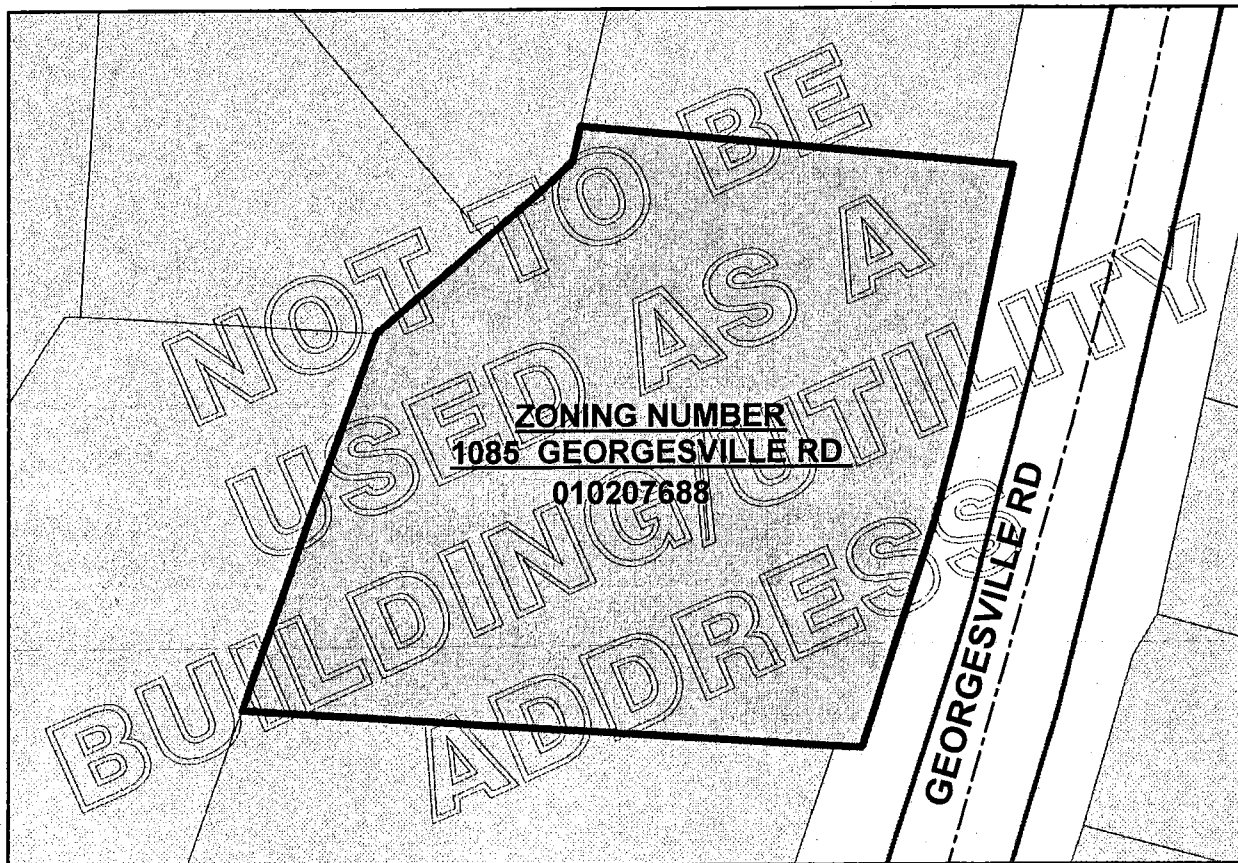
Lot Number: N/A

Subdivision: N/A

Requested By: MOHD Y SALEM (OWNER)

Issued By: *Patricia A. Austin*

Date: 8/8/2013



SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 14116



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

Select Language
Powered by Google Translate



Auditor Home
On-Line Tools

Real Estate Home

Search

Specialty Maps

Auditor Services

Contact Us

MAP(GIS)

Parcel Info

Parcel ID

Map Routing Number

Owner

Location

010-207688-00

010-0093C -008-00

SALEM MOHD Y.

1085 GEORGESVILLE RD

Click owner name for additional records

Summary

Property Profile

Land

Building

Improvements

Interactive Map

MAP(GIS)

Sketch

Photo

Transfer History

BOR Status

CAUV Status

Area Sales Activity

Area Rentals

Tax/Payment Info

Current Levy Info

Assessment Payoff

Tax Distribution

Rental Contact

Tax Estimator

Property Reports

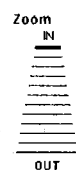
Recorder's Office
Document Search

Area Sex Offender
Inquiry

Pay Real Estate
Taxes Here



Data updated on:
2013-10-09 08:13:55



Current Map:
460' x 339'

Click to view
map using:

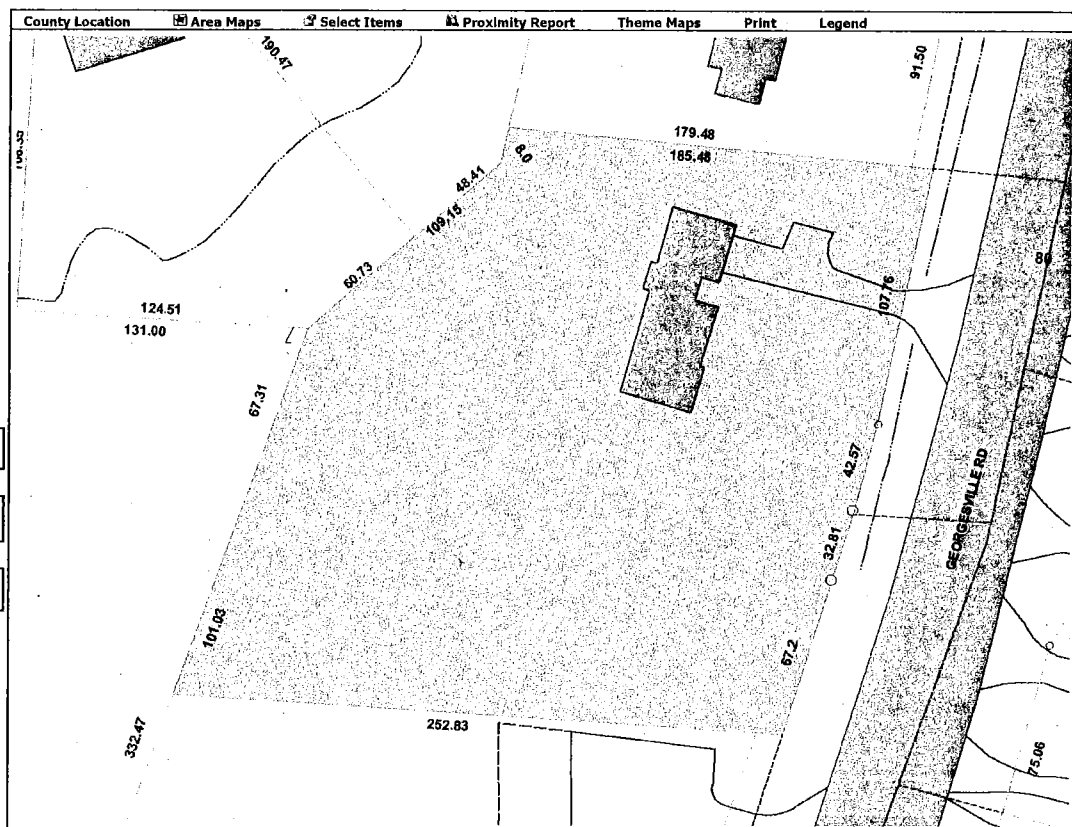


Image Date: Wed Oct 09 12:18:32 EDT 2013

Ortho Photographs taken in 2013

The closest fire station from the center of this map is 4681 feet away.
Measurements are over straight-line distances.

Closest Fire Departments	
Franklin Township - 192	4681 feet
Columbus Station 31	1.7 miles
Prairie Township - 241	1.7 miles

County
Recorder
Documents

City of
Columbus
Zoning Maps

Disclaimer

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

213-054

R to C-4

Description of 1.38 Acres

Situated in the State of Ohio, County of Franklin and in the City of Columbus: Being a portion of what is described as the "First Tract" described in the deed of D. C. Badger and Sidney B. Badger, his wife to Mrs. Lizzie Clime, recorded in Deed Book 350, page 138, Records Office, Franklin County, Ohio and subsequently transferred to grantors by Emma Clime and W. Stewart Clime, her husband, by deed recorded in Deed Book 1557, page 70 and 1592, page 373 and being further bounded and described as follows:

Beginning for a reference at a spike in the center of Georgesville Road where it intersects the center line of Hall Road, said spike being at the southeast corner of the above mentioned "First Tract"; thence with the center of Georgesville Road N. 19° 21' E. 321.39 ft. to a spike at an angle in said road; thence continuing along the center of said road N 13° 29' E 10ft. to a spike, the true place of beginning of this description; then N 13° 29' E 150 ft. along the center line of Georgesville Road to a point; thence on a line parallel with the south boundary line of this tract as hereinafter described N 86° 30' W approximately 240ft. to the west boundary line of the tract hereinafter described; thence S. on the West boundary line of said tract S 12° 30' W approximately 8ft. to an iron pin; thence S 48° 57' W 108.68 ft. to an iron pin; thence S 19° 51' W 67.24 ft. to an iron pin; thence S 86° 30' E 314.67 ft. to the place of beginning, passing an iron pin on line at 284.67 ft., subject to all legal highways.

Also including: A certain tract of land, situated in the State of Ohio, County of Franklin, Township of Franklin, being a part of Virginia Military Survey No. 1425, being the North part of the division of a 1.852 acre tract of land of the Estate of Gladys Albery, deceased, said estate still pending in the Probate Court of Franklin County, Ohio; and the lands of which Gladys Albery claims title to by deed of record in Deed Book 1736, Page 116 of the records in the recorder's office, Franklin County, Ohio and more particularly described as follows:

Commencing at a railroad spike 1.31 feet westerly of the intersection of the centerlines of Georgesville road and Hall Road, thence with Gladys Albery's former easterly property line; N 19° 02' 52" E 321.15 feet to an iron pin; thence N 13° 04' 16" E 9.97 feet to an iron pin, marking the former northeasterly property corner; thence N 86° 45' 43" W 55.40 feet, crossing the centerline of Georgesville Road at 3.93 feet to an iron pin in the westerly right-of-way line of said road, said right-of-way line being described in a journal entry settlement between Franklin County, Ohio and Gladys Albery, et al and recorded in Deed Book 3395, page 185, said point in the westerly right-of-way line being THE TRUE place of beginning;

Thence, with said westerly right of way line of Georgesville Road as follows:

S 15° 26' 35" W a distance of 32.81 feet to an iron pin;

S 18° 04' 38" W a distance of 67.20 feet to a set pin;

Thence, leaving said westerly right-of-way line and severing Gladys Albery's land along a new line N 87° 14' 58" W a distance of 263.20 feet to a set iron pin in Albery's westerly property line;

Thence, with said westerly property line N 19° 07' 29" E a distance of 101.03 feet to an iron pin in the northwesterly property corner;

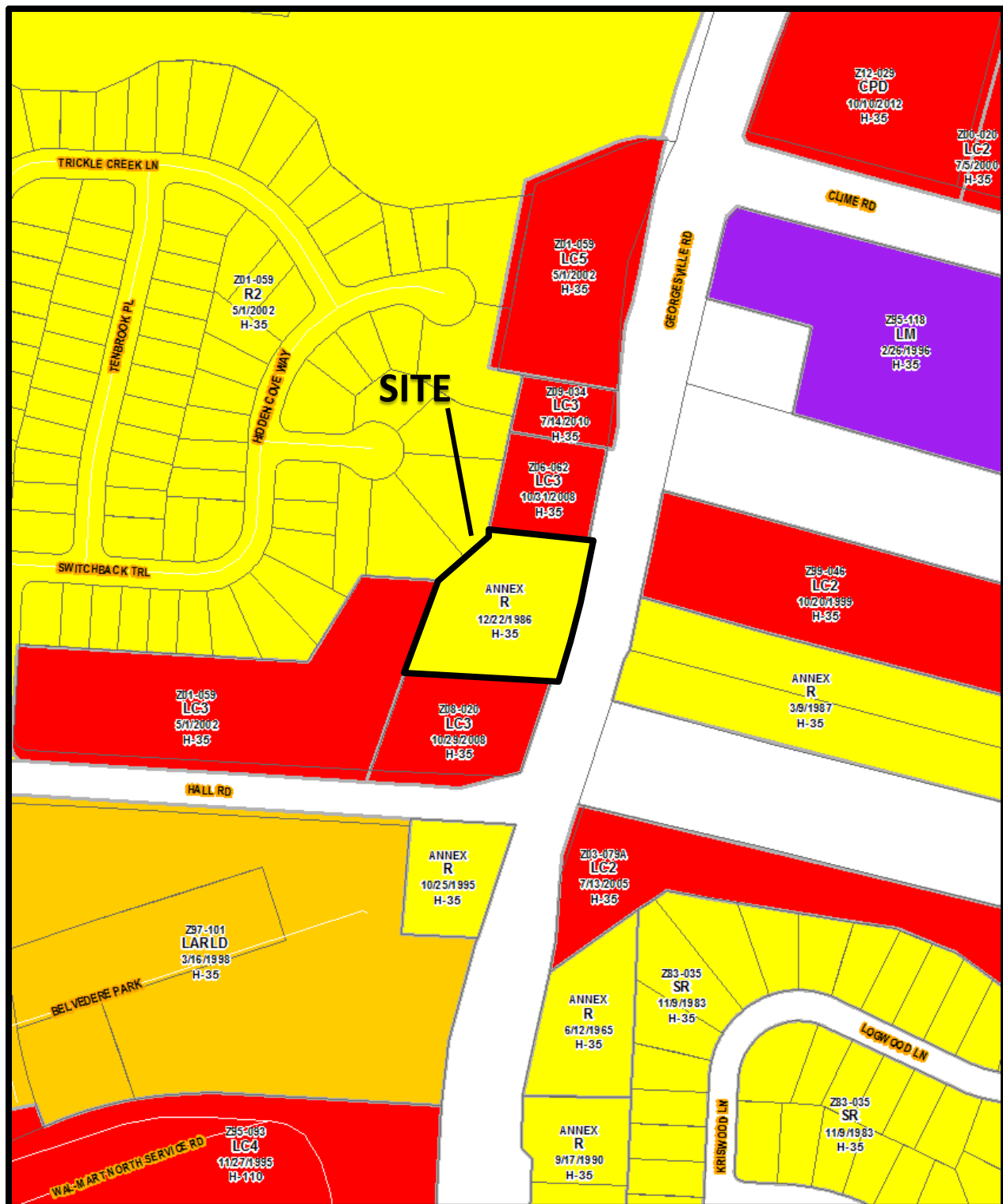
Thence, along the northerly property line S 8° 13' 31" E 259.72 feet to THE TRUE place of beginning containing 0.582 acre, more or less.

EXCEPTING from "First Tract", beginning for reference at S.T. Station 81 +24.67 in the proposed centerline of Georgesville Road; thence with the Long Tangent of said centerline a distance of 81.74 feet to a point; thence easterly and at right angles to said Long Tangent a distance of 2.58 feet to the Grantor's northeasterly property corner and the true place of beginning; thence along the Grantor's easterly property line, crossing an iron pin at 5.20 feet, S 13° 04' 16" W a distance of 150.14 feet to an iron pin at the Grantor's southeasterly property corner; thence along the Grantor's southerly property line, crossing the proposed centerline of Georgesville Road at 3.93 feet, and further crossing the existing westerly right-of-

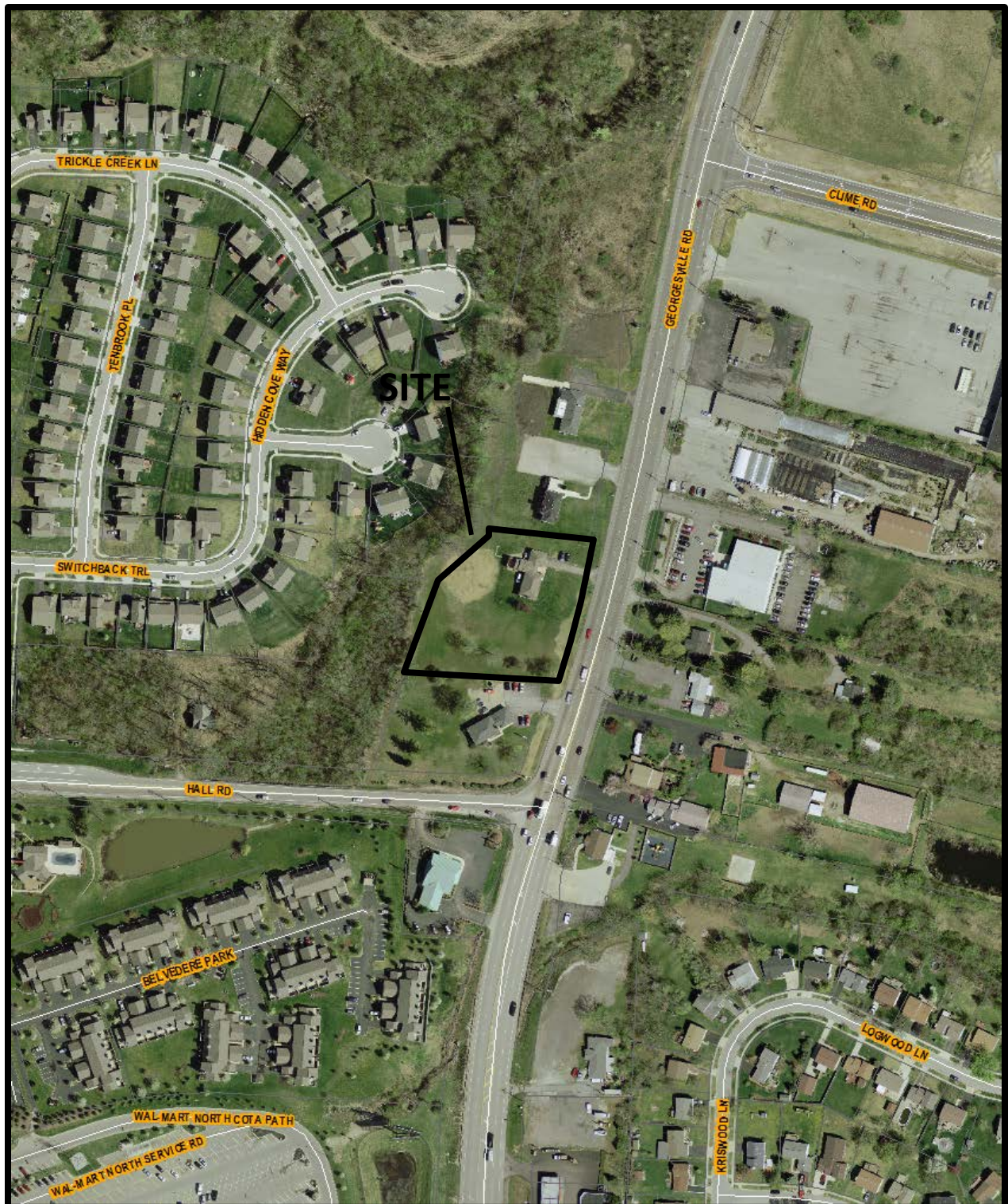
way line of Georgesville Road, N 86°45'43" W a distance of 55.40 feet to a point in the proposed westerly right-of-way line of Georgesville Road; thence with said line N 15°26'35" E a distance of 42.57 feet to a point; thence N. 12°48'31" E. a distance of 107.76 feet to a point in the Grantor's northerly property line; thence along said property line, crossing an iron pin in the existing westerly right-of-way line of Georgesville Road and further crossing the long tangent of the proposed centerline of Georgesville Road at 51.91 feet, S. 86 °45'43" E. a distance of 54.52 feet to the true place of beginning, containing 8,021 square feet more or less, of which the present road occupies 4,487 square feet more or less.

Parcel ID # 010-207688

Address: 1085 Georgesville Road



Z13-054
 1085 Georgesville Road
 Approximately 1.38 acres
 Request: R to C-4



Z13-054
1085 Georgesville Road
Approximately 1.38 acres
Request: R to C-4